106.0	0001	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	946,800	/	946,800
USE VALUE:	946,800	/	946,800
ASSESSED:	946,800	/	946,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAMENZO JULIA
Owner 2:	FOX JAMES N JR
Owner 3:	
Street 1:	112 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUDREAU CYNTHIA -
Owner 2:	-
Street 1:	112 HUTCHINSON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,003 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1983, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	421,400	300	525,100	946,800
Total Card	0.138	421,400	300	525,100	946,800
Total Parcel	0.138	421,400	300	525,100	946,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.23 | /Parcel: 439.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 138452
GIS Ref:
GIS Ref:
Insp Date: 09/21/18

!8359!

PREVIOUS ASSESSMENT

Parcel ID: 106.0-0001-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,400	300	6,003.	525,100	946,800	946,800	Year End Roll	12/18/2019
2019	101	FV	320,000	400	6,003.	525,100	845,500	845,500	Year End Roll	1/3/2019
2018	101	FV	320,000	400	6,003.	450,100	770,500	770,500	Year End Roll	12/20/2017
2017	101	FV	320,000	400	6,003.	420,100	740,500	740,500	Year End Roll	1/3/2017
2016	101	FV	320,000	400	6,003.	360,100	680,500	680,500	Year End	1/4/2016
2015	101	FV	313,500	400	6,003.	322,500	636,400	636,400	Year End Roll	12/11/2014
2014	101	FV	313,500	400	6,003.	298,500	612,400	612,400	Year End Roll	12/16/2013
2013	101	FV	313,500	400	6,003.	284,700	598,600	598,600		12/13/2012

PRINT

Date	Time
12/10/20	22:56:09

LAST REV

Date	Time
10/05/18	11:59:26

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUDREAU CYNTHI	1361-115		11/3/2008		593,000	No	No		
DORASWAMY NAGAN	1293-175		12/7/2004		548,000	No	No		
LESNIEWSKI ANDR	1192-113		8/14/1998		320,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2018	829	Re-Roof	7,450	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
3/27/2005	MLS	MM	Mary M
10/27/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	138452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	70.	1.25	4			Golf co	25					525,079						525,100	

Total AC/HA:	0.13781	Total SF/SM:	6003	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	525,079	Spl Credit		Total:	525,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE/BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.7	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23268580
Const Adj.:	1.00340950
Adj $ / SQ:	166.980
Other Features:	114500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518314
Depreciation:	96925
Depreciated Total:	421389

COMMENTS

BK:1100 PG:169 CERT: 194119 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	2				HB	2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

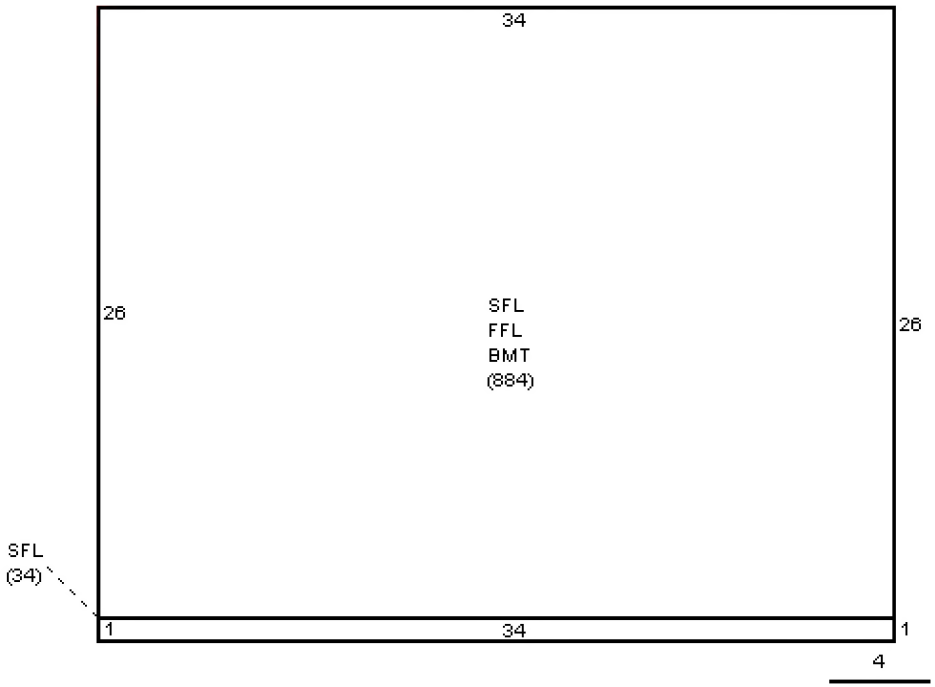
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.68
Special Features:	0	Val/Su Net:	156.89
Final Total:	421400	Val/Su SzAd	233.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	166.980	153,288
BMT	Basement	884	63.120	55,797
FFL	First Floor	884	166.980	147,610
Net Sketched Area:		2,686	Total:	356,695
Size Ad	1802	Gross Are	2686	FinArea 2156

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

106.0-0001-0003.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	1983	6.00	T	28.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300